



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

September 20, 2012

Marianne Robison  
Buttner Properties  
600 West Grand Avenue  
Oakland, CA 94612

(Sent via e-mail to: [mrobison@value.net](mailto:mrobison@value.net), [buttner@value.net](mailto:buttner@value.net), [twrapison@comcast.net](mailto:twrapison@comcast.net))

Subject: Draft Corrective Action Plan Approval Fuel Leak Case No. RO0000359 and GeoTracker Global ID T0600100431, Dave's Station, 2250 Telegraph Ave., Oakland, CA 94612

Dear Ms. Marianne Robison:

Thank you for the recently submitted document entitled, *Corrective Action Plan Addendum*, dated May 10, 2012, which was prepared by Fugro Consultants, Inc. for the subject site. Alameda County Environmental Health (ACEH) staff has reviewed the case file including the above-mentioned corrective action plan (CAP) for the above-referenced site. The CAP Addendum provides detailed cost estimates for four previously evaluated alternatives and for another alternative which includes soil excavation with no subsequent oxygen releasing compound (ORC) injection.

The proposed scope of work to perform limited excavation and ORC injection (Alternative 4) is acceptable for public comment at this time. Therefore, we request that you distribute the Fact Sheet (attached) to the attached mailing list. Following distribution of the Fact Sheet, please provide your personal certification by e-mail or letter, that the Fact Sheet was distributed by U.S. Mail to the attached mailing list no later than September 25, 2012.

At the end of the 30-day public comment period, ACEH may request that you address the public comments received. If no public comments are received, ACEH may approve implementation of limited excavation and ORC injection. We request that you address the following comments, perform the requested work, and send us the reports described below.

#### **TECHNICAL COMMENTS**

1. **Groundwater Contaminant Plume Monitoring** – Before implementing this corrective action plan that proposes excavation and injection of ORC, please conduct baseline sampling in each of the wells including dissolved oxygen analysis. Please tabularize this data in your monitoring reports and continue to analyze for this constituent in all subsequent sampling events.
2. **Landowner Notification** - Pursuant to Section 25297.15 (a), ACEH, the local agency, shall not consider cleanup or site closure proposals from the primary or active responsible party, issue a closure letter, or make a determination that no further action is required with respect

to a site upon which there was an unauthorized release of hazardous substances from an underground storage tank subject to this chapter unless all current record owners of fee title to the site of the proposed action have been notified of the proposed action by the primary or active responsible party. ACEH is required to notify the primary or active responsible party of their requirement to certify in writing to the local agency that the notification requirement in the above-mentioned regulation has been satisfied and to provide the local agency with a complete mailing list of all record fee title owners.

To satisfy the above-mentioned requirement, please complete the enclosed "List of Landowners Form," and mail it back to ACEH by the date specified below.

### **TECHNICAL REPORT REQUEST**

Please submit technical reports to ACEH (Attention: Barbara Jakub), according to the following schedule:

- **September 28, 2012** – Send out Fact Sheet and provide Landowner Notification Form
- **October 3, 2012** – Verification that Fact Sheet was distributed to the attached mailing list and persons on cc list at the end of this correspondence
- **October 28, 2012** – Public Comment Period Ends
- **November 20, 2012** – Quarterly Monitoring Report (3rd Quarter 2012 and Baseline Monitoring for DO)

Ms. Robison  
RO0000359  
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Should you have any questions or concerns regarding this correspondence or your case, please call me at (510) 639-1287 or send me an electronic mail message at [barbara.jakub@acgov.org](mailto:barbara.jakub@acgov.org).

Sincerely,

Barbara J. Jakub, P.G.  
Hazardous Materials Specialist

Enclosure:     Draft Public Notification of Site Remediation  
                  Mailing List for Fact Sheet  
                  List of Landowners Form  
                  Responsible Party(ies) Legal Requirements/Obligations  
                  ACEH Electronic Report Upload (ftp) Instructions

cc: Karen Emery, P.G., Fugro Consultants Inc., 1000 Broadway, Suite 440, Oakland, CA 94607  
(Sent via E-mail to: [kemeryfugro.com](mailto:kemeryfugro.com))  
Leroy Griffin, Oakland Fire Department, 250 Frank H. Ogawa Plaza, Ste. 3341, Oakland, CA  
94612-2032 (Sent via E-mail to: [lgriffin@oaklandnet.com](mailto:lgriffin@oaklandnet.com))  
Donna Drogos, ACEH (Sent via E-mail to: [donna.drogos@acgov.org](mailto:donna.drogos@acgov.org))  
Barbara Jakub, ACEH (Sent via E-mail to: [barbara.jakub@acgov.org](mailto:barbara.jakub@acgov.org))  
GeoTracker  
File



## FACT SHEET ON ENVIRONMENTAL ASSESSMENT

### Dave's Station

2250 Telegraph Avenue, Oakland, CA 94612  
Fuel Leak Case No. RO0000359 and  
GeoTracker Global ID T0600100431

#### Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of a proposed soil and groundwater cleanup at Dave's Station located at 2250 Telegraph Ave., Oakland, California. Ms. Marianne Robison, the responsible party for the fuel leak case is proposing to raze the current building at the site, perform limited excavation, and then inject oxygen releasing compound (ORC) into the groundwater to stimulate biodegradation in groundwater to cleanup the site. The proposed excavation area and injection points are shown on Figure 1.

#### Site Background

The site was operated as an automotive repair shop located on West Grand Avenue and Telegraph Avenue in a primarily commercial area. Soil and groundwater are impacted by petroleum hydrocarbon constituents due to underground storage tanks (USTs) that were located at the site. The USTs were removed. However, soil at the site contains up to 310 parts per million (ppm) total petroleum hydrocarbons as gasoline (TPHg), 680 ppm TPH as diesel and 0.820 ppm benzene. Approximately 600 parts per billion (ppb) TPHg and 300 ppb benzene remain in groundwater.

Remediation Alternative: Excavation/ ORC Injection: Limited excavation with subsequent subsurface injection of ORC in a grid pattern across the site are proposed to remove the soil with the maximum remaining contamination and further remediate the remaining petroleum hydrocarbon contamination which is primarily located in the saturated zone and zone where the groundwater level fluctuates. Soil will be removed using earth-moving equipment and any water that accumulates in the excavations will be pumped into an on-site storage tank for analysis and proper off-site disposal. Excavation at each of the two areas is expected to take one-day each. After the excavation is complete, ORC will be injected at approximately 100 locations across the site using a

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direct push drilling rig. The injections will target the groundwater fluctuation zone between 8 and 15 feet below ground surface (bgs). Groundwater monitoring will be performed to determine the long-term effectiveness of the remediation.

#### Next Step

Ms. Robison is working with Alameda County Environmental Health (ACEH) to implement soil and groundwater cleanup at the site. The proposed alternative is described in the reports *Corrective Action Plan* dated November 21, 2011 and *Corrective Action Plan Addendum* dated May 12, 2012 prepared by Fugro Consulting, Inc. on behalf of Ms. Robison. The public is invited to review and comment on the proposed cleanup action. The reports are available on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). Please send written comments regarding the corrective action to Barbara Jakub at the address below. All written comments received by **October 28, 2012** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup.

*For Additional information, please contact:*

Barbara Jakub Alameda County Environmental Health 1131 Harbor Bay Parkway, Ste 250 Alameda, CA 94502 Phone: 510-639-1287 E-mail: <a href="mailto:barbara.jakub@acgov.org">barbara.jakub@acgov.org</a>	Jeriann Alexander Fugro Consultants, Inc. 100 Broadway, Suite 440 Oakland, CA 94607 Phone: 510-268-0461 E-mail: <a href="mailto:jalexander@fugro.com">jalexander@fugro.com</a>
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Figure 1: Proposed Remediation

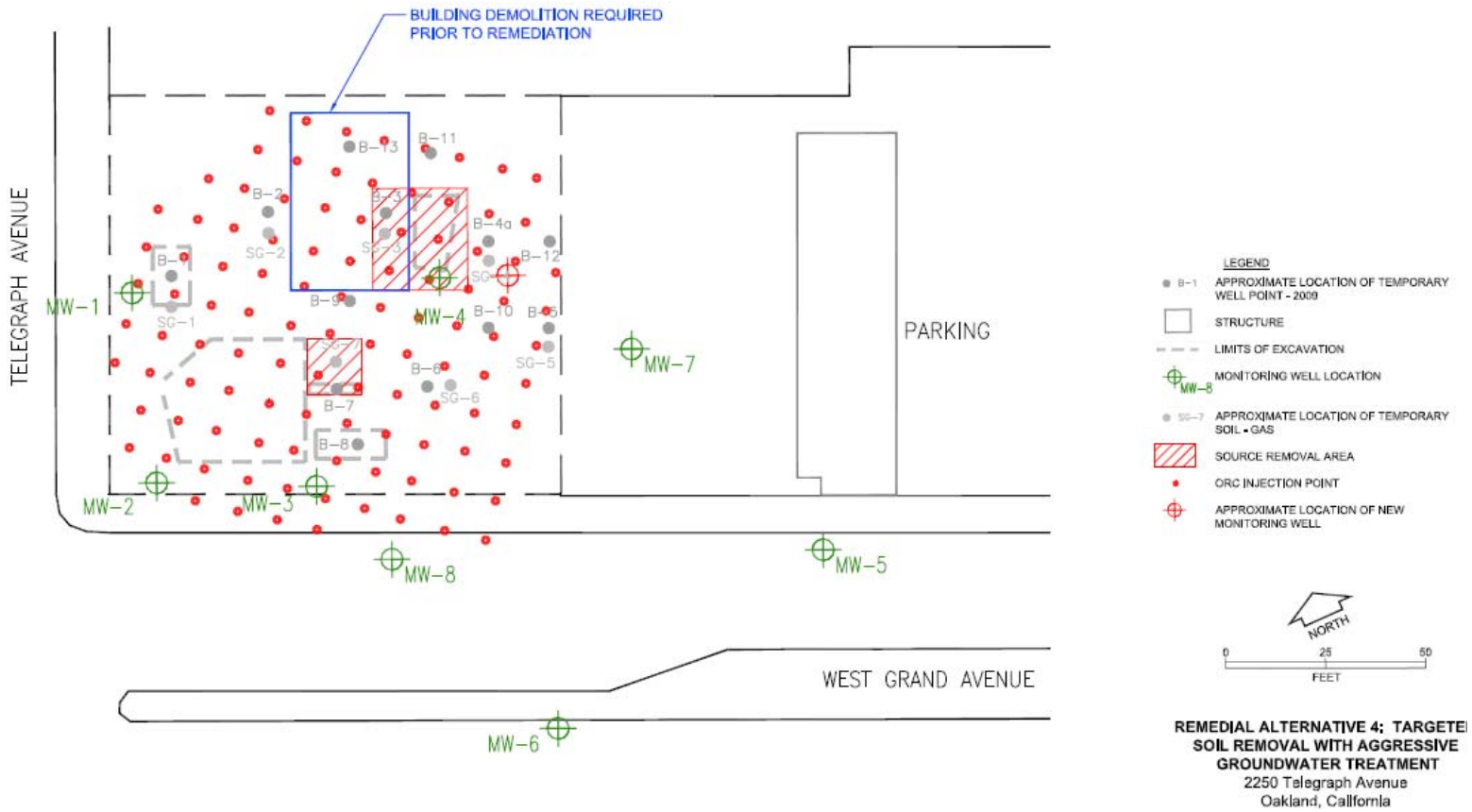
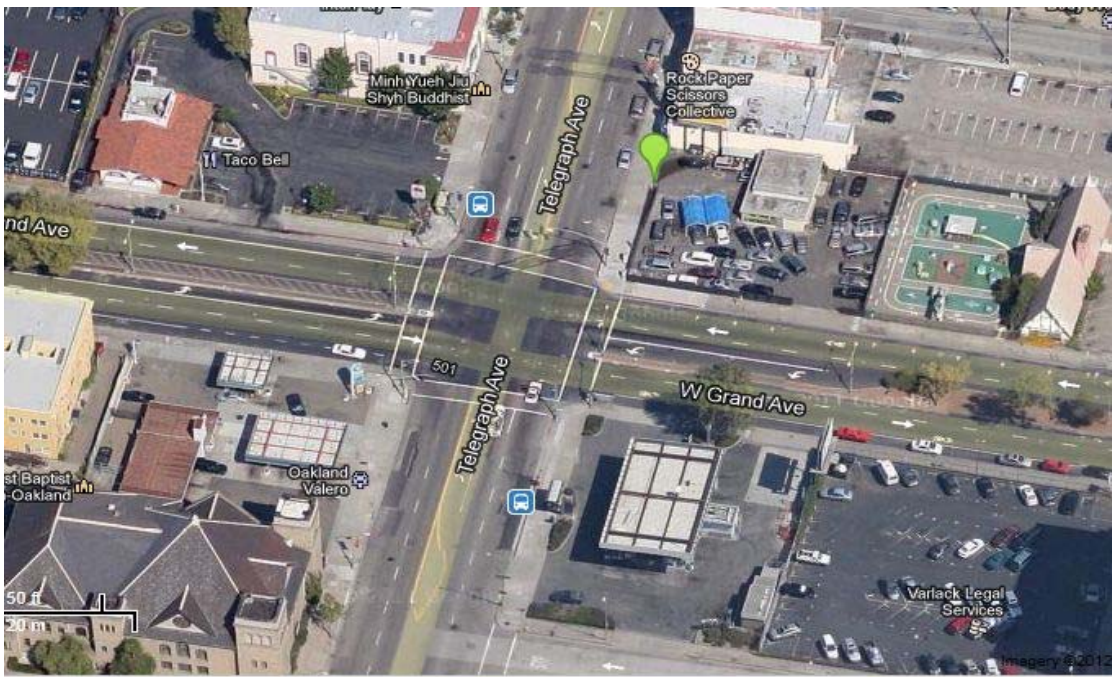


Figure 2: Site Location and Vicinity Map



CHONG & MYUNG INC  
Parcel #: 8-658-9-1  
2200 TELEGRAPH AVE  
OAKLAND CA 94612

COMMERCIAL & IND SUPPLY  
Parcel #: 8-658-6-2  
600 W GRAND AVE  
OAKLAND CA 94612

COMMERCIAL & INDUSTRIAL  
Parcel #: 8-658-5-1  
600 W GRAND AVE  
OAKLAND CA 94612

HAN KYUNG W TR  
Parcel #: 8-658-2-2  
3105 EL PORTAL  
ALAMEDA CA 94502

HAN KYUNG W TR  
Parcel #: 8-658-7  
3105 EL PORTAL  
ALAMEDA CA 94502

LEUNG DAVID & LISA TRS  
Parcel #: 8-660-3-5  
1117 FARRAGUT BLVD  
FOSTER CITY CA 94404

MV BROADWAY LLC  
Parcel #: 8-658-10  
P O BOX 530  
ALAMEDA CA 94501

RESIDENT  
Parcel #: 8-658-5-1  
460 W GRAND AVE  
OAKLAND CA 94612

RESIDENT  
Parcel #: 8-658-2-1  
23RD ST  
OAKLAND CA 94612

RESIDENT  
Parcel #: 8-658-2-2  
489 23RD ST  
OAKLAND CA 94612

RESIDENT  
Parcel #: 8-658-10  
2201 VALLEY ST  
OAKLAND CA 94612

RESIDENT  
Parcel #: 8-659-2-1  
2225 TELEGRAPH AVE  
OAKLAND CA 94612

RESIDENT  
Parcel #: 8-660-3-5  
2205 TELEGRAPH AVE  
OAKLAND CA 94612

RESIDENT  
Parcel #: 8-658-7  
2270 TELEGRAPH AVE  
OAKLAND CA 94612

RESIDENT  
Parcel #: 8-658-8  
2272 TELEGRAPH AVE  
OAKLAND CA 94612

RESIDENT  
Parcel #: 8-658-6-2  
2250 TELEGRAPH AVE  
OAKLAND CA 94612

SHOKER DEVINDER TR  
Parcel #: 8-658-8  
44435 VIEW POINT CIR  
FREMONT CA 94539

TRUONG LAM H  
Parcel #: 8-659-2-1  
28200 FOX HOLLOW DR  
HAYWARD CA 94542

TWENTY THIRD & VALLEY  
Parcel #: 8-658-2-1  
1201 ANDERSEN DR #1  
SAN RAFAEL CA 94901

Attachment 1  
**LIST OF LANDOWNERS FORM**

County of Alameda  
Environmental Health Services  
Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: Dave's Station  
Address: 2250 Telegraph Avenue  
City, State, Zip: Oakland, CA 94612  
Record ID #: RO0000359

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, \_\_\_\_\_ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Attachment 1

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I \_\_\_\_\_, certify that I am the sole landowner for the above site.

Sincerely,

\_\_\_\_\_  
Signature of Primary Responsible Party

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
E-mail Address



Attachment 1  
**Responsible Party(ies) Legal Requirements/Obligations**

**REPORT REQUESTS**

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

**ELECTRONIC SUBMITTAL OF REPORTS**

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to Spills, Leaks, Investigations, and Cleanup (SLIC) sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website for more information on these requirements ([http://www.swrcb.ca.gov/ust/electronic\\_submittal/report\\_rqmts.shtml](http://www.swrcb.ca.gov/ust/electronic_submittal/report_rqmts.shtml)).

**PERJURY STATEMENT**

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

**PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS**

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

**UNDERGROUND STORAGE TANK CLEANUP FUND**

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

**AGENCY OVERSIGHT**

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

<b>Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC)</b>	<b>REVISION DATE:</b> July 20, 2010
	<b>ISSUE DATE:</b> July 5, 2005
	<b>PREVIOUS REVISIONS:</b> October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010
<b>SECTION:</b> Miscellaneous Administrative Topics & Procedures	<b>SUBJECT:</b> Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

## REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as a **single portable document format (PDF) with no password protection.**
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document.** Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted.**
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

RO#\_Report Name\_Year-Month-Date (e.g., RO#5555\_WorkPlan\_2005-06-14)

## Submission Instructions

- 1) Obtain User Name and Password
  - a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
    - i) Send an e-mail to [deh.loptoxic@acgov.org](mailto:deh.loptoxic@acgov.org)
  - b) In the subject line of your request, be sure to include "**ftp PASSWORD REQUEST**" and in the body of your request, include the **Contact Information, Site Addresses, and the Case Numbers (RO# available in Geotracker) you will be posting for.**
- 2) Upload Files to the ftp Site
  - a) Using Internet Explorer (IE4+), go to <ftp://alcoftp1.acgov.org>
    - (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
  - b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
  - c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
  - d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
  - e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.
- 3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
  - a) Send email to [deh.loptoxic@acgov.org](mailto:deh.loptoxic@acgov.org) notify us that you have placed a report on our ftp site.
  - b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
  - c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.

- d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.